



Church Meadow Road, Doncaster, South Yorkshire

Spacious kitchen diner | Close to local shops and schools | approved planning permissions for a rear extension and a front study with a WC | Parking spaces for two cars | Low maintenance rear garden

Asking Price: **£175,000 (Guide Price)**

KW PLUS
KELLERWILLIAMS

Church Meadow Road, Doncaster, South Yorkshire

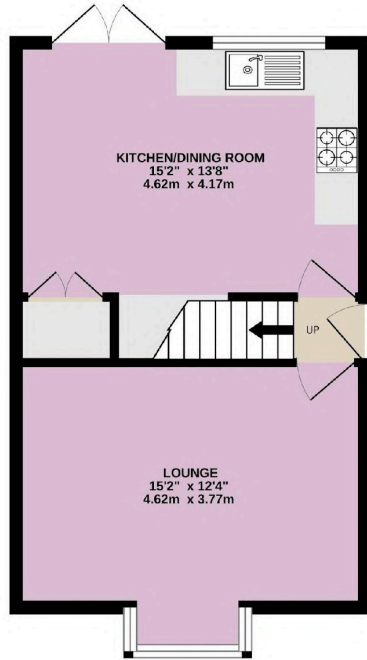
DESCRIPTION

*****GUIDE PRICE £175,000-£180,000***** As you step inside, to your left you'll find a spacious and bright lounge, ideal for relaxing or entertaining guests. On the right, discover the stunning kitchen diner, featuring built-in integrated appliances including a washer, dishwasher, induction hob, electric oven, and fridge freezer. A unique cat tunnel connects the kitchen to the living room, adding a touch of charm and convenience for pet owners. Upstairs, there are three well-proportioned bedrooms and a stunning family bathroom. The third bedroom is currently utilized as a home office, perfect for remote working or study. The property also includes a single garage and parking space for two cars. The rear garden is spacious and designed for low maintenance, featuring established shrubs that provide a serene outdoor retreat. Additionally, this home comes with approved planning permissions for a rear extension and a front study with a WC, offering potential for further customization to suit your needs. Don't miss out on the opportunity to make this versatile and charming property your new home!

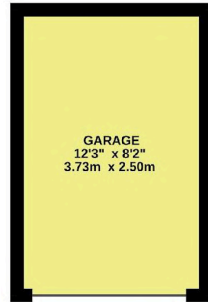
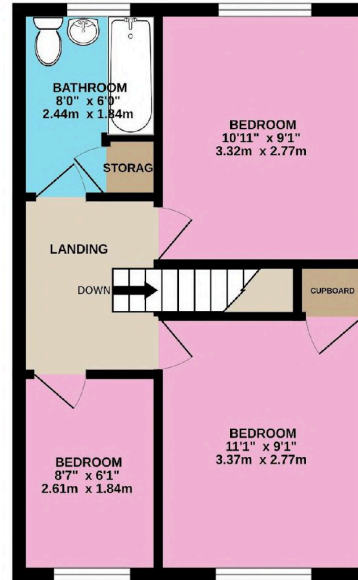




GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

None